

163.0

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

USE VALUE:

ASSESSed:

Total Card /

943,000 /

943,000 /

943,000 /

Total Parcel

943,000

943,000

943,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		OAKLAND AVE, ARLINGTON

OWNERSHIP

Owner 1:	COURTIN CATHERINE				
Owner 2:					
Owner 3:					
Street 1:	18 OAKLAND AVENUE				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02476	Type:			

PREVIOUS OWNER

Owner 1:	SEMERJIAN LAURA C -		
Owner 2:	SHERMAN TERRY -		
Street 1:	18 OAKLAND AVENUE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1893, having primarily Clapboard Exterior and 1902 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	70.	0.88	8									445,198						445,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	497,800		445,200	943,000
Total Card	0.165	497,800		445,200	943,000
Total Parcel	0.165	497,800		445,200	943,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	495.79	/Parcel:	495.79

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	497,800	0	7,200.	445,200	943,000		Year end	12/23/2021
2021	101	FV	483,600	0	7,200.	445,200	928,800		Year End Roll	12/10/2020
2020	101	FV	483,300	0	7,200.	445,200	928,500	928,500	Year End Roll	12/18/2019
2019	101	FV	369,100	0	7,200.	445,200	814,300	814,300	Year End Roll	1/3/2019
2018	101	FV	380,300	0	7,200.	394,300	774,600	774,600	Year End Roll	12/20/2017
2017	101	FV	380,300	0	7,200.	330,700	711,000	711,000	Year End Roll	1/3/2017
2016	101	FV	380,300	0	7,200.	330,700	711,000	711,000	Year End	1/4/2016
2015	101	FV	354,800	0	7,200.	286,200	641,000	641,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEMERJIAN LAURA	63894-56		7/10/2014		890,000	No	No		
KAPINOS PETER J	47426-188		5/10/2006		700,000	No	No		
BLODGETT VERNON	28736-514		6/22/1998		285,000	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEMERJIAN LAURA	63894-56		7/10/2014		890,000	No	No		
KAPINOS PETER J	47426-188		5/10/2006		700,000	No	No		
BLODGETT VERNON	28736-514		6/22/1998		285,000	No	No	Y	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2015	1466	Manual	4,696					
2/20/2009	104	Redo Bat	25,000					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2015	1466	Manual	4,696					
2/20/2009	104	Redo Bat	25,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	MEAS&NOTICE	BS	Barbara S
10/17/2016	Measured	DGM	D Mann
7/1/2015	Sales Review	PT	Paul T
5/14/2015	SQ Returned	MM	Mary M
11/1/2008	Meas/Inspect	197	PATRIOT
11/15/2006	MLS	HC	Helen Chinal
2/26/2000	Inspected	276	PATRIOT
12/2/1999	Measured	267	PATRIOT
7/23/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apros

2023

